



Heber Springs, Arkansas.

Current market data.

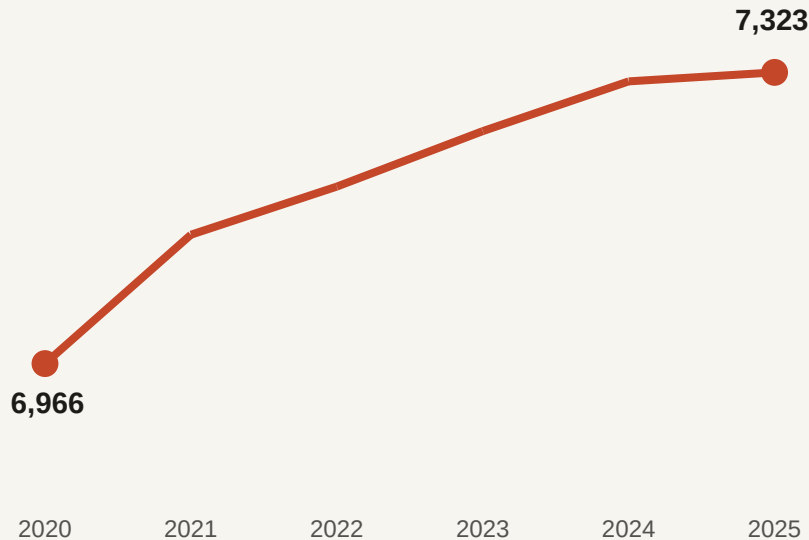
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 5.1% since
2020.**

7,323

people, the 54th-largest of Arkansas's cities and towns.



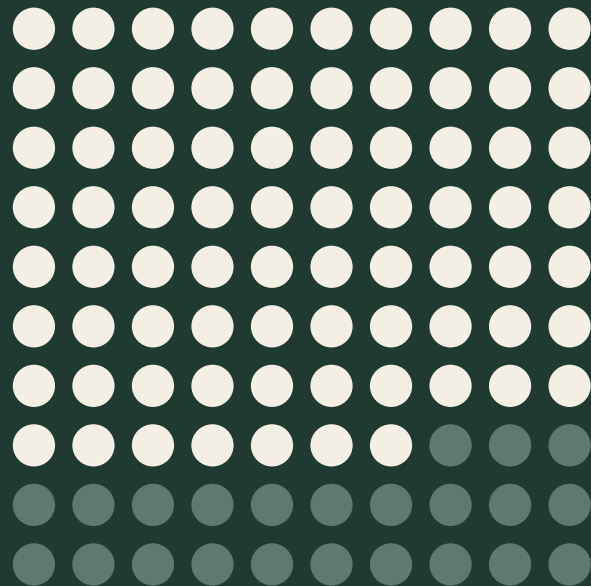
THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

77.3%

of 3,237 jobs located in Heber Springs are filled by
in-commuters.

Source: Census LEHD LODES, 2023



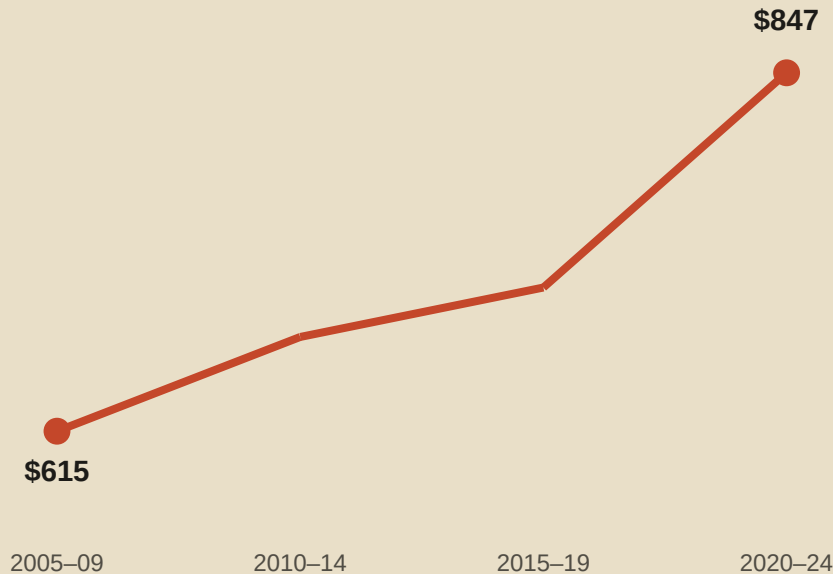
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$847

a month. Arkansas's median is \$947.





THE SEAM

Cross one tract line and median rent jumps \$522.

A \$522 gap between neighbors, the sharpest rent edge between adjacent tracts in Cleburne County.

TRACT 4803.02

\$780

TRACT 4802.03

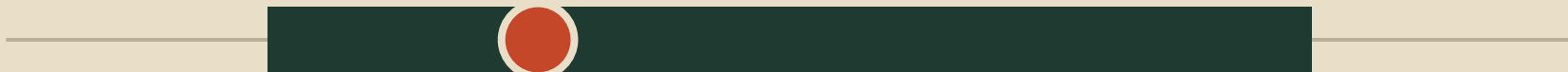
\$1,302



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$750–\$1,124



\$847 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

48

homes permitted, 2022–2025

13%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 3,854 homes here.

10–32

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 6% less than Arkansas's.

\$176,300

median home value in Heber Springs.

Heber Springs



\$176,300

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS HEBER SPRINGS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/ar/heber-springs/**](https://almanacdata.ai/e/ar/heber-springs/)

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